

SPENCE WILLARD



11 Solent View Road, Gurnard, Isle of Wight

A well-proportioned and updated family home situated in this sought after coastal village with large south facing garden and driveway.

VIEWING

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Positioned along the popular Solent View Road, this detached home sits in a gently elevated position and offers sea glimpses toward the Solent. Owned by the same family since 2007 who have updated the accommodation including addition of a downstairs shower room. The property features a cosy kitchen/ dining room with potential to extend and create an open-plan space. Complemented by a well proportioned sitting room with natural light and wide sliding doors opening onto the south-facing rear garden.

To the front, a block-paved driveway provides parking for two vehicles. The ground floor also benefits from a large, versatile utility area with its own front and rear access, currently used for storage but with potential for conversion into a self-contained studio or additional living accommodation, subject to any necessary planning consents.

Gurnard is a sought-after village with shop, café, church, 2 pubs as well as sailing club and much-loved Gurnard Bay.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious entrance with porch, ceramic tiled flooring. Staircase rising to first floor with understairs storage.

SHOWER ROOM Walk-in shower, wash basin, WC. Ceramic tiled flooring.

KITCHEN/ DINING ROOM Kitchen with a good range of base and wall units with integral appliances including double oven, Bosch hob with extractor over, Bosch dishwasher and space for fridge/ freezer. Belfast sink, solid oak work surfaces and ceramic flooring. An external door provides side access.

SITTING ROOM Generously proportioned room with southerly outlook over the garden. Fireplace with wood burning stove, engineered oak flooring and wide sliding doors opening onto the south-facing terrace and lawned garden.

UTILITY ROOM Large versatile space accessed via its own front or rear doors. cupboards, work surfaces, sink unit and space for washing machine and dryer, WC. Opportunity for potential conversion into self-contained studio or overflow accommodation.

FIRST FLOOR

LANDING Loft hatch, airing cupboard with slatted shelving housing gas fired boiler.

BEDROOM 1 Double bedroom with windows overlooking the southerly garden. Fitted double wardrobes.

BEDROOM 2 Double bedroom with rear garden views and a walk-in wardrobe.

FAMILY BATHROOM Bath with shower over, wash basin, WC and storage cupboard.

BEDROOM 3 Double bedroom to the front enjoying coastal glimpses.

BEDROOM 4 Currently used as a study, benefits from sea glimpses and could serve as a fourth bedroom if required.

OUTSIDE

To the front of the property is a block paved driveway providing parking for two cars with carport. The rear garden is a highlight featuring an attractive terrace as well as further wooden decked area with a large, level lawn, ideal for family life and outdoor entertaining. Predominantly enclosed by brick walls the garden enjoys an array of flowing plants including a mature bottle brush tree, agapanthus and roses. Towards the far end of the garden hydrangeas and acers add to the appeal while a practical shed provides useful storage space.

ADDITIONAL INFORMATION

SERVICES Mains water, electricity, gas. Gas fired central heating.

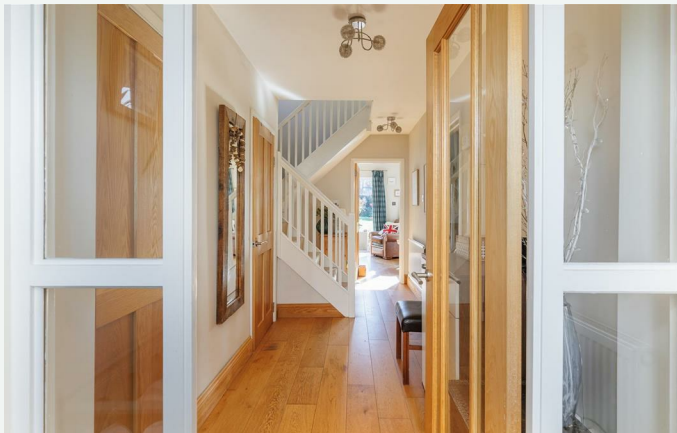
TENURE Freehold

EPC Rating C

COUNCIL TAX Band E

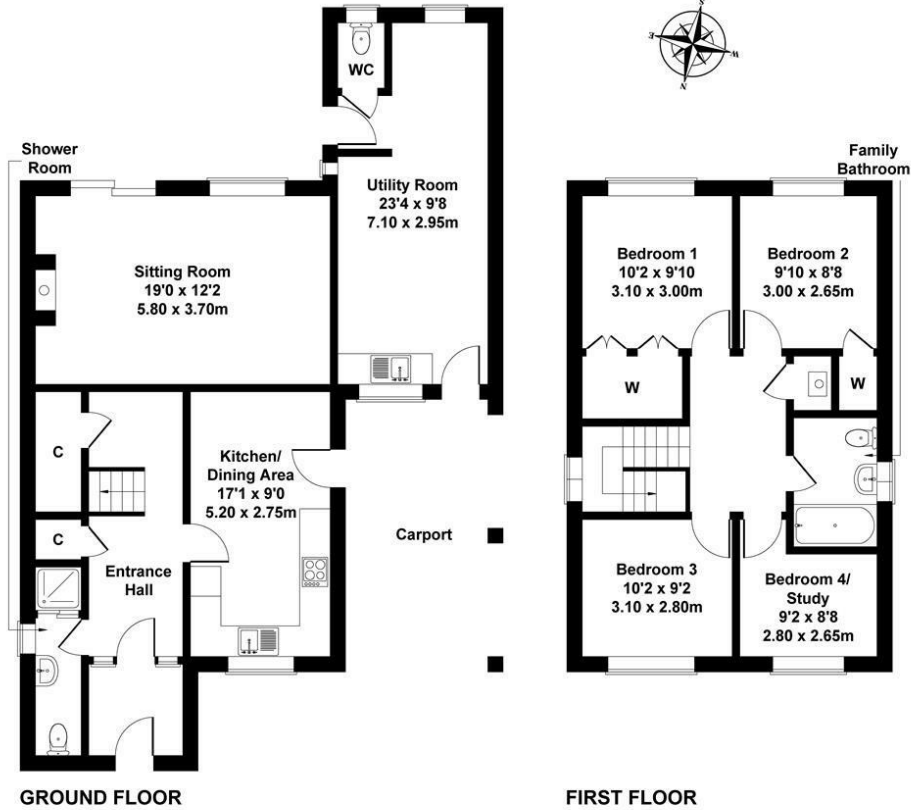
POSTCODE PO31 8JY

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



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Approximate Gross Internal Area
1421 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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